



## CITY OF MORGAN HILL

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### PLANNING COMMISSION

TUESDAY, FEBRUARY 22, 2000

CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA

### COMMISSIONERS

CHAIRMAN DENNIS PINION  
VICE-CHAIR YARMILA KENNETT  
COMMISSIONER RALPH LYLE  
COMMISSIONER PATRICIA MCMAHON  
COMMISSIONER JOSEPH MUELLER  
COMMISSIONER TIMOTHY RIDNER  
COMMISSIONER BARBARA SULLIVAN

**REGULAR MEETING - 7:00 p.m.**

### \*\*\* A G E N D A \*\*\*

#### NOTICE TO THE PUBLIC

*The following policies shall govern the conduct of the Planning Commission meetings:*

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the City Clerk. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 3 minutes.*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT  
CODE SECTION 54954.2 - ADMINISTRATIVE SECRETARY REPORT**

**OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** February 8, 2000

**OLD BUSINESS:**

**1. APPROVAL OF FINAL MEASURE P PROJECT SCORES, AND AWARD MEASURE P BUILDING ALLOCATIONS FOR FY 2001-02 OPEN MARKET COMPETITION**

**Recommendation:** Adoption of Resolution No. 00-03.

**NEW BUSINESS:**

**2. GENERAL PLAN AMENDMENT, GPA-98-03/ZONING AMENDMENT, ZA-99-12/SUBDIVISION, SD-99-12: COCHRANE-VENTURE CORPORATION.:** The applicant is requesting the following approvals amending the development plan for Morgan Hill Ranch: (1) A General Plan Plan Amendment to redesignate approximately 7 acres from Industrial to Multi-Family Medium Residential (14-21 units per acre) and redesignate 7.9 acres from Industrial to Public Facilities (permanent detention pond); (2) Amend the Planned Unit Development (PUD) for the project to redesignate approximately 7 acres from Non-Manufacturing Business to Multi-Family Residential, redesignate 7.9 acre from Non-Manufacturing Business to Public Facilities (permanent detention pond), redesignate 8.5 acres from Non-Manufacturing Business to Research and Development (temporary detention pond for future R&D use), modify the allowable uses in the General Commercial area to allow limited research and development uses, modify the Non-Manufacturing Business designation to allow Assisted Living as an allowable use, modify the approved circulation plan for the western portion of the project site; and allow lots of 2/3 acres at the southern end of the site (Digital Drive); and (3) A tentative parcel map to subdivide the project site. (APN: 726-25-012,021 & 023)

**Recommendation:** Approve Mitigated Negative Declaration, and adopt Resolution Nos. 00-07 (general plan amendment), 00-08 zoning amendment) and 00-09 (subdivision), with recommendation to the city Council for approval.

**OTHER BUSINESS:**

**3. APPOINTMENT OF SUBCOMMITTEE TO REVIEW RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDOS) STANDARDS AND CRITERIA**

**Recommendation:** Appoint a Subcommittee consisting of two or three Commissioners, a developer representative, and possibly a School District representative if available.

**4. PLANNERS INSTITUTE**

**Recommendation:** Discussion

**TENTATIVE UPCOMING AGENDA ITEMS FOR THE MARCH 14, 2000 MEETING**

- S    **ZA-99-10: Cochrane-Tharaldson Development Co.**
- S    **DA-99-08: Cochrane-Tharaldson Development Co.**
- S    **SD-99-10: Cochrane-Tharaldson Development Co.**
- S    **UP-99-10: Cochrane-Brodersen/Chevron**
- S    **DA-99-06: Monterey-TBI/Gomes**
- S    **ZAA-98-01: E. Dunne-Morgan Hill Day Care Center**
- S    **ZA-99-18: Oak Park-Gentile**
- S    **VAR-00-01: W. Main-Coletto**
- S    **Review of the Capital Improvements Program**
- S    **Review of the Draft Environmental Impact Report for the Cisco Systems Project in Coyote Valley**

**ANNOUNCEMENTS**

**CITY COUNCIL REPORTS**

**ADJOURNMENT**

**SPEAKER CARD**

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

**NOTICE**  
**AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

**NOTICE**

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*